



Town of Harpswell Planning Board Application

Project # _____
Map# 8 Lot# 36

Name of Applicant: STEPHEN PONDELIS (ARCHITECT)
Mailing Address: ATTARDO PONDELIS ARCHITECTURE
81 BRIDGE STREET, STE 402 City or Town: YARMOUTH
State: MAINE Zip: 04096 Telephone: (207) 653-9470
E-mail Address: STEPHEN@ATTARDOPONDELIS.COM

Name of Property Owner: BELLEVUE PROPERTIES, LLC (DAVID TASSINARI)
Mailing Address: P.O. BOX 1395 City or Town: AUBURN
1200 MINOT AVE State: MAINE Zip: 04211 Telephone: (207) 576-4079
E-mail Address: DAVID@ELECTRICALSYSTEMSOFMAINE.COM

Name of Representative: (If applicable) _____
Mailing Address: _____ City or Town: _____
State: _____ Zip: _____ Telephone: _____
E-mail Address: _____

The undersigned requests that the Planning Board consider the following:

Subject Property(s): Tax Map: 8 Lot: 36 (and) Tax Map: _____ Lot: _____

Physical Address(es) or Location: 118 LOOKOUT POINT ROAD

Zoning District: (Circle all that apply) INT ☒ SR ☐ SB ☐ CF1 ☒ CF11 ☐ RP ☐ Other

☐ 1. Site Plan Review (see Site Plan Review Ordinance §14 for submission requirements) ☐ 2. Subdivision Review (see Subdivision Ordinance §8 for submission requirements)

- ☐ Pre-Application Review
☐ Plan Submission
☐ Amendment

- ☐ Pre-Application Review
☐ Preliminary Plan Submission
☐ Final Plan Submission
☐ Amendment

☐ 3. Approval of Land Use in the Shoreland Zone (see Table 1 in Shoreland Zoning Ordinance)
(See attached checklist for submission requirements.)

☒ 4. Reconstruction of Nonconforming Structure (See Sec. 10.3.2 of Basic Land Use Ordinance) OR Exemption for Nonconforming Foundation (See Sec. 10.3.1.2 of Basic Land Use Ordinance) (See attached checklist for requirements)

☐ 5. Wharf Approval (Land Use Application, Deed and Sketch must accompany this request.)

☐ 6. Other: _____

Signature of Applicant: Stephen Pondelis Date: 9.30.2020

Office Use Only Fee Paid: ☐ Planning Board ☐ Site Plan Review ☐ Staff Review ☐ Subdivision \$ _____
Escrow Fee: \$ _____ Received by: _____

September 30, 2020

Town of Harpswell, Maine
Members of the Planning Board:

Attached is a packet of documents in support of an application for Reconstruction of a Nonconforming Structure. The property, at 118 Lookout Point Road, is currently owned by siblings David Tassinari and Karen Renton. Their mother, Mary Tassinari, has been coming to this house each summer for the past 76 years, since she was 14 years old. Her children initially hoped to renovate the existing structure including lifting it up and installing a new foundation below. As part of that plan they hoped to raise the house to allow for a full height basement with a stair to the first floor that could hold a "stair glide" to better enable their mother to access the main floor of the house.

The present first floor is 7 feet above the driveway with exterior stairs at front and back as the only means of getting to the main floor. The family applied for a variance to the height limit within the Shoreland Zone but were denied that request as the height of the existing structure was already non-conforming. It was suggested that a better approach would be to consider demolishing the existing structure and rebuilding.

The new plans illustrate the request to rebuild on the same footprint with respect to the front and side setbacks. The new structure, including a deck at the rear, projects further back by only 15" as the limiting factor is the well located under the existing deck. The height of the new structure will conform to the 30 foot height limit. The overall lot coverage by impervious surfaces will be reduced as shown and the increased volume of the new project will be less than thirty percent. A new septic system has been designed by Albert Frick Associates. Gutters will redistribute storm water within the property instead of letting it run down the street.

The new house will retain the same number of bedrooms as existing with one on the new ground floor (basement level) for Mary Tassinari, with a bathroom at that level and an interior stair to access the main floor.

We hope that you will view this request as a marked improvement to the property and this neighborhood within the Shoreland Residential Zone. On behalf of the Tassinari family, thank you for your consideration.

Sincerely,



Stephen Pondelis
Attardo Pondelis Architecture

Jurisdictional Information

Map 8 Lot 36

Applicant Name STEPHEN PONDELIS ARCHITECT

Applicant Address ATTARDO PONDELIS
ARCHITECTURE 81 BRIDGE ST. YARMOUTH, MAINE
04096

If the CEO determines you must go to the Planning Board for review, the following information is required by the deadline date at 4:30 pm prior to the meeting.

The applicant proposes to remove an existing 3948 square foot HOUSE & DECK and replace it with a 4103 square foot HOUSE & DECK

The existing and proposed height, property line setbacks and impermeable surface (IS) % is:

	Existing (ft)	Proposed (ft)	Allowed
Height	<u>34'-1 1/4" ft</u>	<u>29'-11" ft</u>	
Front	<u>14'-10" ft</u>	<u>14'-10" ft</u>	
Left Side	<u>15'-8" ft</u>	<u>15'-8" ft</u>	
Right Side	<u>7'-0" ft</u>	<u>7'-0" ft</u>	
Back/water	<u>60'-0" ft</u>	<u>58'-9" ft</u>	
% IS	<u>45.2%</u>	<u>40.6%</u>	

The lot is approximately 6811 square feet, which makes this a conforming/
nonconforming lot in terms of size.

The lot is located in the SHORELAND RESIDENTIAL Zoning District. The property has been determined by the Code Officer to be inside/outside of the 100 year floodplain.

Applicant signature Stephen Pondelis

Date 9.30.2020



**Town of Harpswell
Code Enforcement Office
Building Permit/Land Use Permit Application**

Map 8 Lot(s) 36

(CEO Approval Sticker)

Conditions of Approval / Comments:

Permit Types(s) Requested:

- ☐ New Structure ☐ Addition ☐ Alteration
☒ Replacement ☐ Pier, Dock, Float, Wharf
☐ Accessory Structure ☐ Earth Moving/Filling
☐ Other _____

Impermeable Coverage % _____

COMPLETE APPLICATION IN ITS ENTIRETY

Owner Name:

Telephone Numbers:

BELLEVUE PROPERTIES, LLC (DAVID TASSINARI)

Mailing Address: P.O. BOX 1395, 1200 MINGOT AVE.

Days: (207) 576-4079

AUBURN, MAINE 04211

Nights: "

E-Mail Address: DAVID@ELECTRICALSYSTEMSOFMAINE.COM

Site Address: 118 LOOKOUT POINT ROAD

Contractor Name:

Telephone Numbers:

GREG LANGRISH, WRIGHT-RYAN HOMES

Mailing Address: 10 DANFORTH STREET
PORTLAND, MAINE 04101

Days: (207) 756-2612

Nights: "

E-Mail Address: GLANGR@WRIGHT-RYAN.COM

Name of Contact Person: STEPHEN PONDELIS (ARCHITECT)

Phone # (207) 653-9470

**Proposed
Property Line Setbacks**

Front 14'-10"
Left 15'-8"
Right 7'-0"
Back 58'-9"

**Proposed
Water Setbacks**

Wetland _____
Tidal 147'-6"
River _____
Stream _____

Type of Water Supply:

- ☐ Dug Well ☒ Drilled Well
☐ Community Well

Type of Septic System:

- ☒ Subsurface ☐ Holding Tank
☐ OBD ☐ Unknown

Must be completed for ALL new activity.

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PROPOSED NEW CONSTRUCTION ACTIVITY: NEW HOUSE AND DECK TO REPLACE EXISTING

Structure Dimensions: L 45'-3" W 28'-0" #Stories 3

Garage s.f. NA

Basement s.f. 1267 1st Story s.f. 1267 2nd Story s.f. 1219

Deck/Patio s.f. 280 SF

Structure Height: Present 34'-1 1/4" Proposed 29'-11"

Other s.f. STAIRS 70 SF

Number of Bedrooms: Present 4 Proposed 4

Shed s.f. _____

Number of Bathrooms: Present 2 Proposed 3.5

Total Impermeable Coverage*: Present s.f. 3081 % 45.2 Proposed s.f. 2766 % 40.6

*Include all non-vegetated land area: buildings, porches, sheds, driveways, parking areas, patios, etc.

Zoning District(s) Circle all that apply: Interior Shoreland Residential Commercial Fishing Resource Protection

Project Description

Describe your proposed activity. If applicable describe the type of building, length, width, height, number of stories, and proposed use. Please include a floor plan. Be thorough to avoid delays in review of your project.

DEMOLISH EXISTING HOUSE AND DECK. BUILD NEW 3 STORY HOUSE CONFORMING TO 30' HEIGHT LIMIT. NEW DECK AND STAIRS. MAINTAIN EXISTING SETBACKS. REDUCE OVERALL LOT COVERAGE. INSTALL NEW SEPTIC SYSTEM.

SEE ATTACHED PLANS, ELEVATIONS AND PLOT PLAN/ SITE PLANS

Plot Plan on Page 4 must be completed & signed

Estimated Cost of Construction: \$700,000 (mandatory for Assessing)

Nonconforming Structures

☐ Check here if not applicable

A. s.f. of portion of the structure which is less than the required setback 3690 + 258 DECK & STAIRS
3948 TOTAL

A. c.f. of portion of the structure which is less than the required setback 27,622 CF

B. s.f. of previous expansions of portion of structure which is less than the required setback 0

B. c.f. of previous expansions of portion of structure which is less than the required setback 0

C. s.f. of proposed ~~expansion of portion of~~ ^{NEW} structure which is less than the required setback 3753 + 350 DECK & STAIRS
4103 TOTAL

C. c.f. of proposed ~~expansion of portion of~~ ^{NEW} structure which is less than the required setback 34,597 CF

D. % increase of s.f. of actual and proposed expansions of the portion of the structure which is less than the required setback (% increase = $\frac{B+C}{A} \times 100$) 103.9%

D. % increase of c.f. of actual and proposed expansions of the portion of the structure which is less than the required setback (% increase = $\frac{B+C}{A} \times 100$) 125.25%

Modular and Mobile Homes

☐ Check here if not applicable

Year Made _____ Make _____ Model _____ Size _____

Serial Number _____ HUD Certification Number _____

Foundation Type & Size _____ Prestressed Concrete Pads Size _____

Gravel Pad _____ Other _____

OWNER STATEMENT

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

I hereby certify that I understand that I MAY NOT start ANY part of my project without first receiving my permit and that if work is found to be started prior to receiving a permit, I will be subject to TRIPLE the normal cost of the permit.

Signature of Applicant

*Stephen Pondelis*ATTARDO PONDELIS
ARCHITECTUREdate 9.30.2020

OR

Signature of Owner

date _____

Permit Fee: \$ 50.00
 # _____ Square Feet @0.30 \$ _____
 # _____ Square Feet @0.40 \$ _____

External Plumbing Fee: \$ _____

Flood Hazard Fee: \$ _____

Nonconforming Structure Fee: \$ _____

Planning Board Fee (if applicable) \$ _____

Amount Due: \$ _____

Date: _____

Fees: \$50.00 PLUS:

\$0.30 per square foot for structures 2000 ft² or smaller\$0.40 per square foot for structures over 2000 ft²

\$75.00 additional if the structure is nonconforming

\$50.00 Flood Hazard Fee

Annual Renewal: 50% of original permit upon showing
of reasonable need for extension of time to commenceAdditional fees may apply if Planning Board review
is required*Triple fee if project started prior to receiving a permit***Inspections to be completed by Code Enforcement Officer**

Map _____ Lot _____	Address: _____	
<u>Concrete Slab-on-Ground</u> Vapor Retarder, Construction	<u>Date/CEO</u> _____	<u>Date/CEO</u> _____
<u>Decay & Termite Protection</u> Decay & Termite	_____	_____
<u>Energy Efficiency</u> Insulation, R-Value, U-Factor, Fenestration	_____	_____
<u>Floor & Ceiling Framing</u> Spans, Bearings, Cutting, Notching, Headers, Support & Bridging	_____	_____
<u>Footing Environment</u> Environment, Width & Thickness, Placement, Surface & Step	_____	_____
<u>Foundation</u> Construction, Thickness, Backfill Height, Radon, Drainage, Waterproofing, <u>Radon System</u>	_____	_____
<u>Solar Panels / Batteries</u>	_____	_____
		<u>Interior & Exterior Finish</u> Gypsum Board, Interior Paneling, Exterior Weather Resistant Siding
		<u>Roof Covering</u> Shingle/Underlayment, Ventilation, Attic Access
		<u>Roof Framing</u> Construction, Truss & Tie-Down
		<u>Safety* for Final Inspection</u> Light & Ventilation, Glazing, Handrail, Smoke Alarm, Emergency Escape, <u>Radon Test*</u>
		<u>Sheathing</u> Underlayment, Subfloor, Structural Panel Subfloor, Plywood Wall & Roof, Particleboard
		<u>Wall Framing</u> Bearing Walls, Bracing, Fire-blocking, Headers, Cutting, Notching

Plot Plan

Page 4

Please be as detailed as possible. Include all present and proposed structures, wells, septic areas, driveways and location of erosion control method. Also include setbacks of structures to each other and lot lines.

SEE SAMPLE, NEXT PAGE.

PLEASE SEE ATTACHED PROPOSED SITE PLAN,
LOT COVERAGE CALCULATIONS AND PLANS AND
ELEVATIONS

OWNER STATEMENT OF ACCURACY AND EROSION CONTROL

I hereby attest that the above drawing and dimensions are correct to the best of my knowledge.

Before any soil is disturbed, I will properly install and maintain an erosion control barrier. This barrier will be adequate to prevent any soil erosion that may take place due to the construction project. The barrier shall remain in place until construction is complete and any disturbed area is re-vegetated and stabilized.

Signature of Applicant

Stephen Pondelis ATTARDO PONDELIS
ARCHITECTURE

date 9.30.2021

OR

Signature of Owner

date _____